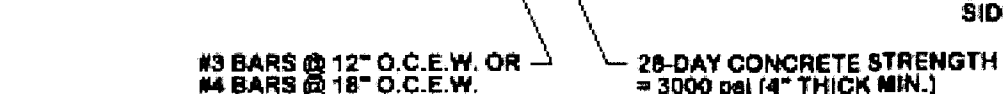


## RESIDENTIAL DRIVEWAY

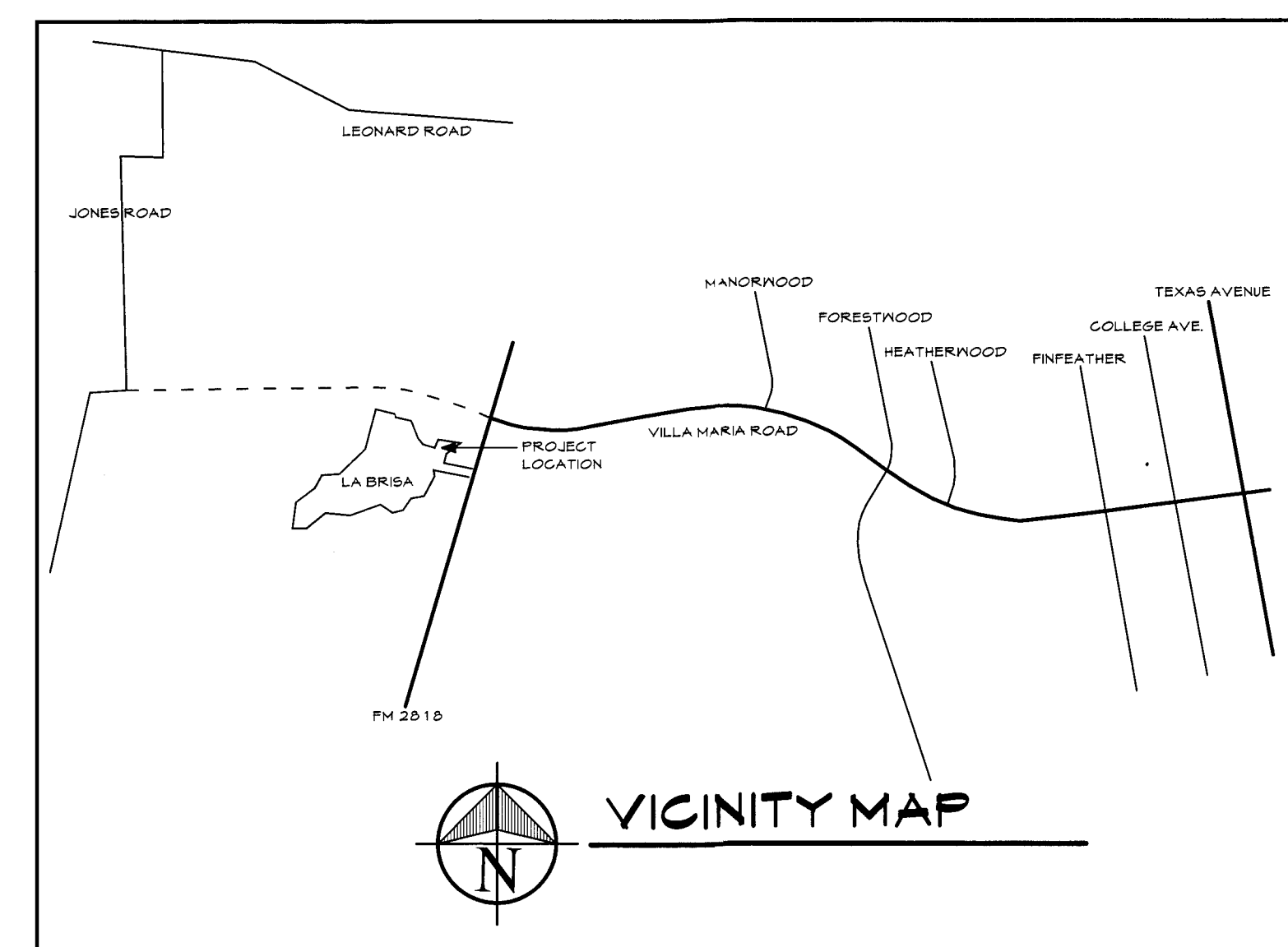
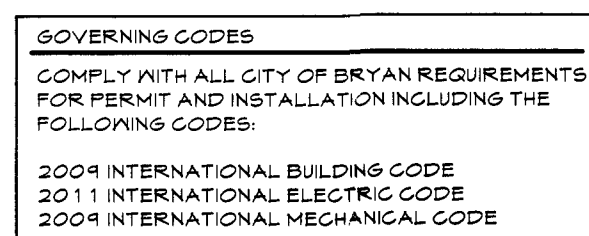


- NOTES:-**

1. SIDEWALK PLACEMENT SHALL BE IN ACCORDANCE WITH RICS UNIFIED DESIGN GUIDELINES.
2. FINISH: LIGHT BROOM FINISH. JOINTS TO BE TOOLED 1" DEEP AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH EXPANDED BY 1/4" @ 40° C. CONTRACTION JOINTS @ 4' O.C.
3. DOWEL IN AND TIE TO ANY CONCRETE STRUCTURE ADJACENT TO SIDEWALK (DRIVEWAY, INLET BOX, CURB, JUNCTION BOX, ETC.) WITH #3 x 12" BARS @ 12" O.C. OR #4 x 12" BARS @ 18" O.C.
4. COMPACTION: COMPACTED SUBGRADE SHALL BE COMPACTED TO DENSITY AT LEAST 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE COMBINED METHOD OF ASTM D698 (STANDARD) AND SHALL BE 0-4% MOIST OF THE OPTIMUM MOISTURE CONTENT
5. A MINIMUM OF CLEAR PEDESTRIAN WIDTH SHALL BE MAINTAINED AND SHALL BE PROVIDED FOR ENTIRE LENGTH OF

### ALONG LOCAL STREETS

### 5' CONCRETE SIDEWALK



## GENERAL SITE NOTES

- \* THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOODPLAIN.
- \* FIRE COMMUNITY PLAN NO. 4084-1 01/58 DATED MAY 16, 2012.
- \* CONSTRUCTION ACCESS ROAD NOT REQUIRED PERMANENT ACCESS AND PARKING AREA TO BE USED FOR CONSTRUCTION.
- \* THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ANNIHILANT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. SOLID WASTE ROLL OFF BODIES AND/OR WET DRY VACUUMS ARE ALLOWED ON CITY PERMITTED CONTRACTOR(S) ONLY. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF FINE BLOWN LINT.
- \* EXISTING CONTOURS BASED ON 2' CONTOURS INDICATED ON CITY OF BRYAN GEOGRAPHIC INFORMATION SYSTEM
- \* LOCATION OF WATER, SEWER AND ELECTRICAL LINES IS APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND MARKING ALL UTILITY LOCATIONS PRIOR TO BEGINNING WORK AT THE SITE.
- \* AREAS REQUIRING IRRIGATION ARE WITHIN 150' OF HOSE BIBS.
- \* SOLID WASTE TO BE COLLECTED IN STANDARD CO. RESIDENTIAL CONTAINERS.
- \* ALL SIGNAGE WILL BE SEPARATELY PERMITTED

## OWNER INFORMATION

ALFREDO & RICIO EDITH SIFUENTAS  
3703 IVerson DRIVE  
BRYAN, TEXAS 77803  
979-329-0081

## SITE INFORMATION

LOT 17, BLOCK A, LA BRISA B  
BRYAN, BRAZOS COUNTY, TEXAS  
PLAT RECORDED IN VOL. 455, PG. 45  
RECORDS OF BRAZOS COUNTY,  
TEXAS.

ZONING: MF MULTI-FAMILY RESIDENTIAL

**AREA ANALYSIS**

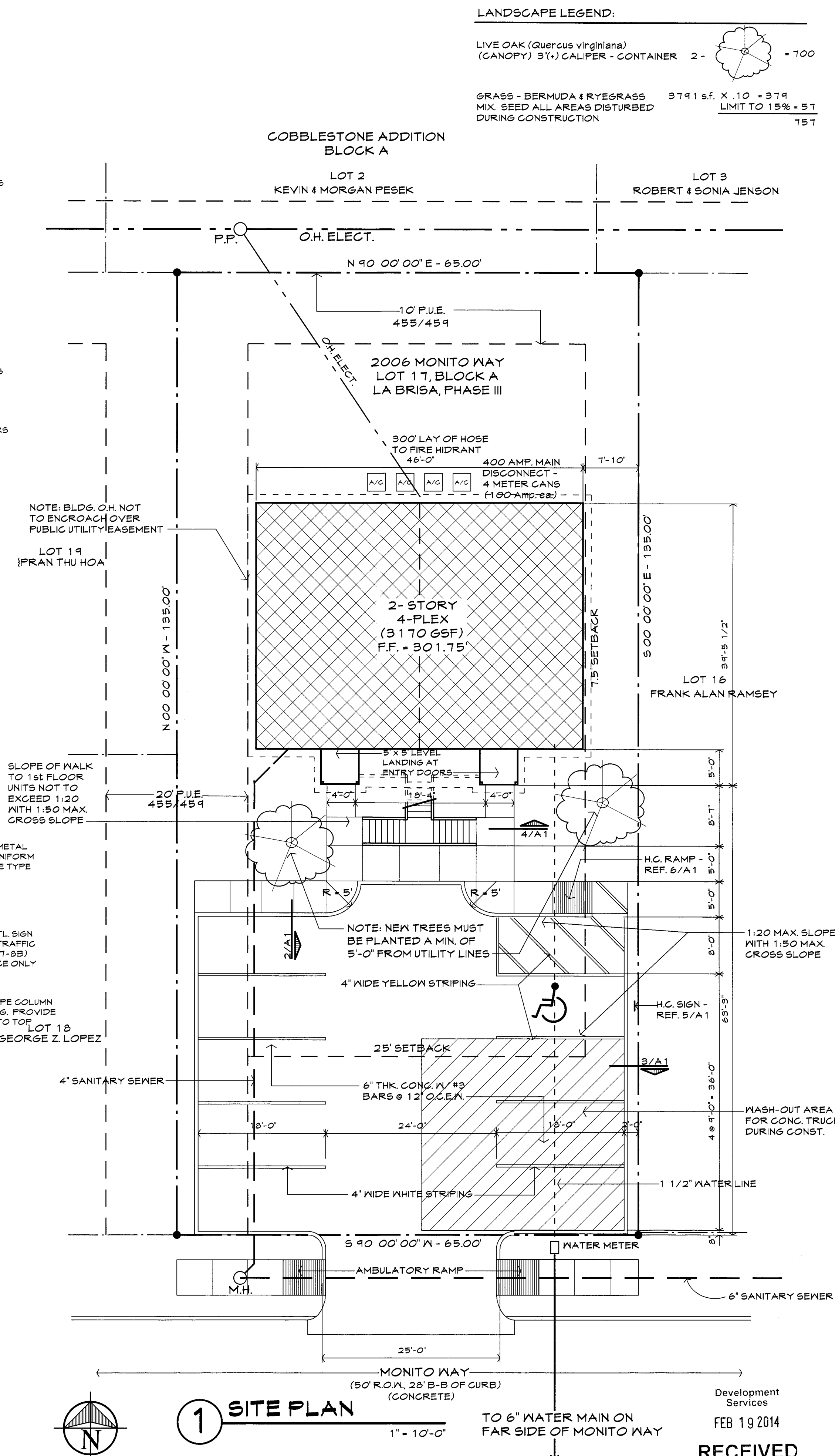
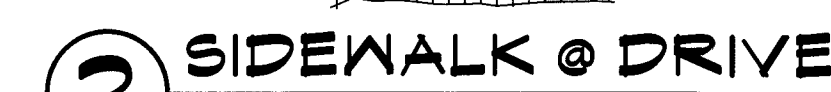
HEATED AREA: 3170 sq. ft.  
SLAB AREA: 172 sq. ft.  
SITE AREA: 20.14 Acres (8775 sq. ft.)  
DEVELOPED AREA: 3901 Sq ft. (44%)

**PARKING ANALYSIS**

REQUIRED: 1/Bedroom - 5 spaces  
PROVIDED: 4 spaces

**LANDSCAPE ANALYSIS**

DEVELOPED AREA: 4404 sq. ft. x .15 = 660.6 sq. ft. REQUIRED: 748  
TOTAL LANDSCAPE REQUIRED: 757



**MONITO WAY FOURPLEX**  
**BRYAN TEXAS**  


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**Transition Design Service**  
 201 W. Villa Maria Road \* Bryan, Texas 77801 \* (979) 822-7777

DATE FEB. 2014

**A1**